

EXHIBIT NO. 1

5
2-24-01

Docket Item # 5
DEVELOPMENT SPECIAL USE PERMIT #2000-0041
OSWALD DURANT RECREATION CENTER

Planning Commission Meeting
February 6, 2001

ISSUE: Consideration of a request for a development special use permit, with site plan, for construction of an addition to a community building.

APPLICANT: City of Alexandria, Department of General Services

LOCATION: 1605 Cameron Street

ZONE: RB/Residential and POS/Public Open Space

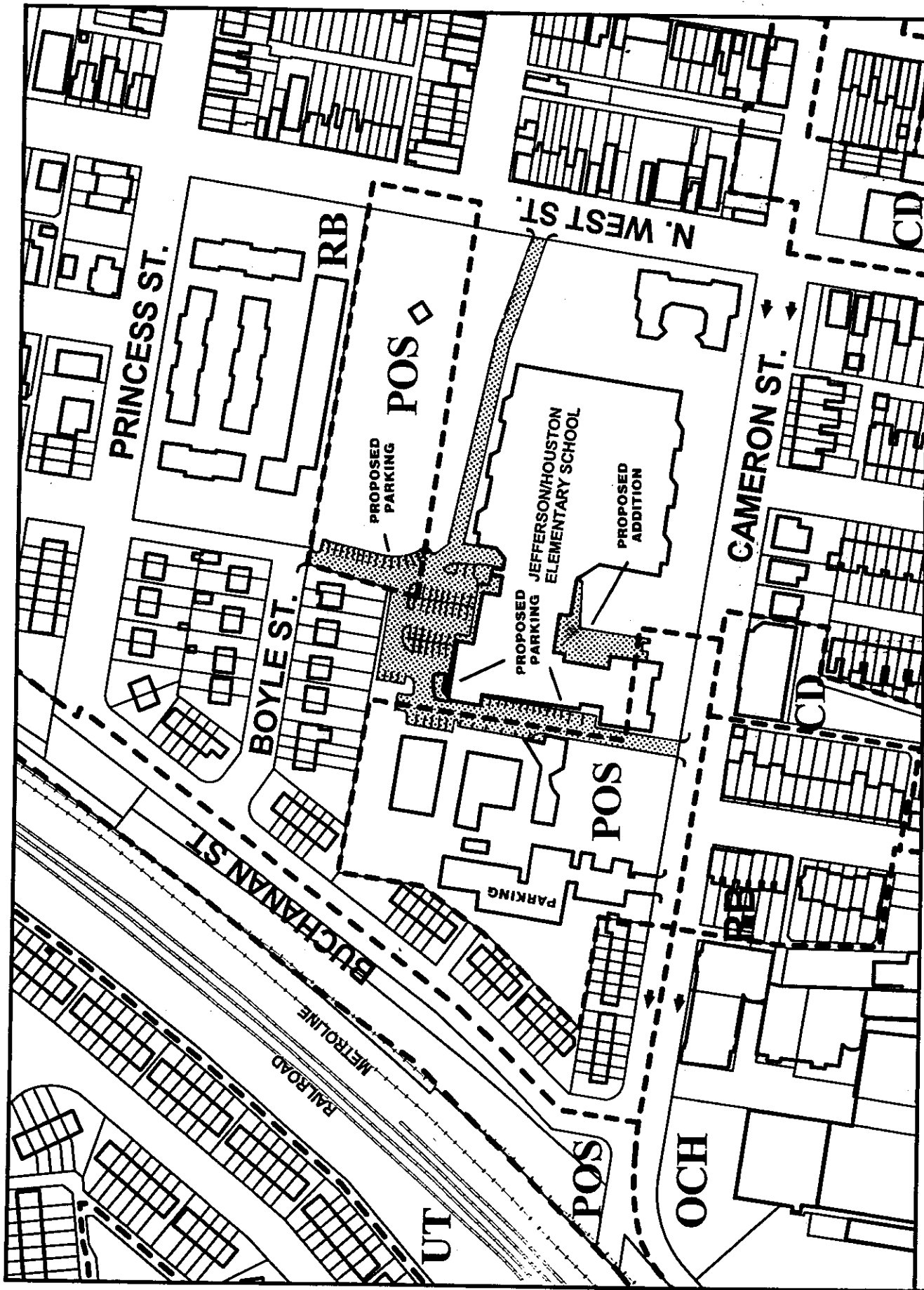
PLANNING COMMISSION ACTION, FEBRUARY 6, 2001: On a motion by Mr. Komoroske, seconded by Mr. Dunn, the Planning Commission voted to recommend approval of the request, subject to compliance with all applicable codes, ordinances and staff recommendations and the addition of condition #20. The motion carried on a vote of 7 to 0.

Reason: The Planning Commission agreed with the staff analysis, but added a condition at the request of a neighbor requiring directional signage to the parking.

Speakers:

Peter Spencer, spoke in support of the proposal but requested signage to direct drivers to the parking spaces at the rear of the site.

George DeLimba, representing General Services



02/06/01

DSUP #2000-0041

SUMMARY:

The applicant, City of Alexandria, is requesting development special use permit approval to construct a building addition to the existing Oswald Durant Recreation Center located at 1605 Cameron Street. Originally submitted in September 2000, the plan has been deferred for several months so that it could be revised to address neighborhood concerns regarding parking and tree preservation.

The original proposal for this site required a parking reduction of 5-7 spaces. The current plan no longer requires a parking reduction; the site layout been modified to accommodate enough parking to meet the minimum code requirement for the school and recreation use, plus an excess ten parking spaces. To provide the additional parking while preserving an existing 30" Oak tree and retaining the entire basketball court, the additional spaces were provided parallel to the security fence of the swimming pool and adjacent to the access driveway at the west end of the play field. Although locating the parking spaces at the end of the play field result in the loss of some open space, the spaces are sufficiently set back so as to provide ample area for a planting buffer between the parking spaces and the field.

Staff has identified one significant issue with the proposed plan, the retention of the existing entrance and features of the Durant Center building. Staff is recommending a condition that restores the existing main entrance to the proposed new building, in order to produce a project that respects the architectural integrity of the Durant Center. This is an issue which will be of importance to the Parker-Gray Board of Architectural Review, and the details of the refined designed required by the staff recommendations can be resolved through the architectural review process.

STAFF RECOMMENDATION:

Staff recommends **approval** subject to compliance with all applicable codes and ordinances and the following conditions:

1. Modify the site layout and building design treatment along the frontage of Cameron Street to retain the existing entrance to the Durant Center.(P&Z)
2. Exterior finish materials and window treatments used for the building addition and/or existing recreation center renovation shall be consistent and compatible with the existing features of the Durant Center subject to approval by the Parker-Gray District Board of Architectural Review and to the satisfaction of the Director of P&Z. (P&Z)
3. Provide additional landscaping along the frontage of the Durant Center and adjacent plaza entrance to the school, in order to enhance the appearance of the area to the satisfaction of the Director of P&Z. (P&Z)
4. Provide a plan for tree protection for all existing trees shown in areas adjacent to “areas of disturbance” to the satisfaction of the Director of P&Z and the City Arborist. The 24" Oak tree shown to be saved near the new front entrance shall be protected if the Arborist determines it is feasible to save the tree; if the tree is not saved, at least three additional trees shall be provided to replace it. (P&Z)
5. The applicant shall submit a final "as-built" plan for the “building addition” prior to applying for a certificate of occupancy permit. (P&Z)
6. Any inconsistencies between the various drawings shall be reconciled to the satisfaction of the Directors of P&Z and T&ES. (P&Z)
7. The applicant shall attach a copy of the final released site plan to each building permit document application and be responsible for insuring that the building permit drawings are consistent and in compliance with the final released site plan prior to review and approval of the building permit by the Departments of Planning and Zoning and Transportation and Environmental Services. (P&Z)
8. Tree protection shall be established and maintained throughout the duration of the project, in accordance with “Alexandria Landscape Guidelines”, and to the satisfaction of the City Arborist. Tree protection must be established, and approved by the City Arborist before any clearing, grading or construction begins on the site. (RP&CA)

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9. Developer to comply with the peak flow requirements of Article XIII of zoning ordinance. (T&ES)
10. The storm water Best Management Practices (BMPs) required by this project shall be constructed and installed under the direct supervision of the design engineer or his/her designated representative. The design engineer shall make a written certification to the City that the Best Management Practices are constructed and installed as designed and in accordance with the approved final site plan. In addition, aggregate layers and collector pipes may not be installed unless said engineer or his/her representative is present. (T&ES)
11. The developer shall furnish the owner with an owner's operation and Maintenance Manual for all Best Management Practices on the project. The manual shall include at a minimum an explanation of the functions and operations of the BMP and any supporting utilities, catalog cuts on any mechanical or electrical equipment, a schedule of routine maintenance for the BMP and supporting equipment, and a copy of maintenance agreement with the city. (T&ES)
12. The Narrative Description on the cover sheet refers to using a bio-retention area as the proposed BMP for the site, but on sheet 5, it indicates an underground filtration vault will be used. Plans need to be corrected and consistent. If both are proposed the bio-retention area needs to be labeled. (T&ES)
13. Show existing and proposed street lights and site lights. Indicate the type of fixture, and show mounting height, and strength of fixture in Lumens or Watts. Provide manufacturer's specifications for the fixtures. Provide lighting calculations to verify that lighting meets City Standards. (T&ES)
14. All driveway entrances and sidewalks in public ROW or abutting public ROW shall meet City standards. (T&ES)
15. Prior to the release of the final site plan, provide a Traffic Control Plan for construction detailing proposed controls to traffic movement, lane closures, construction entrances, haul routes, and storage and staging. (T&ES)
16. The applicant is to consult with the Crime Prevention Unit of the Alexandria Police Department regarding locking hardware and alarms for the center. (Police)
17. A site security survey is to be completed for the construction trailers as soon as they are placed on site. (Police)

18. The proposed evergreen trees are to be limbed up a minimum of 6 feet, to enhance natural surveillance. (Police)
19. **CONDITION ADDED BY THE PLANNING COMMISSION: Signage shall be provided to direct drivers to the available parking resources at the rear of the site. (PC)**

Special use permits and modifications requested by the applicant and recommended by staff:

1. Special use permit approval to construct additions to a public building.
2. Special use permit approval to increase building height in the POS zone.

Modifications requested by the applicant, but not required:

1. Modification to pave more than 50% of a required yard.

Staff Note: In accordance with section 11-506(c) of the zoning ordinance, construction or operation shall be commenced and diligently and substantially pursued within 18 months of the date of granting of a special use permit by City Council or the special use permit shall become void.

BACKGROUND:

The applicant, City of Alexandria, is requesting approval of a development special use permit with site plan to construct a 6,364 square foot building addition with additional parking to the existing Oswald Durant Recreation Center located at 1605 Cameron Street adjacent to the west and south of the Jefferson Houston elementary school. The subject site contains a total of 10.28 acres, is bounded by Cameron Street to the south, single-family row housing to the west which fronts onto Buchanan Street, single-family semi-detached to the north which fronts onto Boyle Street and the Jefferson Houston elementary school to the east along North West Street. The site is zoned RB/Residential townhouse and POS/Public open space and community recreation.

Project Description

Existing Conditions

The existing Durant Center building is a 19' tall one-story structure containing approximately 10,211 square feet of floor area that is set back 48' from the curb line of Cameron Street. The building's main entrance is located along the frontage of Cameron Street where access is provided by way of two stairways located symmetrically at the front of the building. There are two additional points of access located in the central area of the building on the east and west sides where the building necks down. The building was constructed in 1942 as a USO club and was acquired by the City in 1947 for use by the Recreation Department.

In 1970, the Jefferson-Houston elementary school was constructed on the former Thomas Jefferson High School site located to the east and north sides of the recreation center. The western end of the school building was constructed contiguous to the rear (north building face) wall of the recreation center; however there is no physical connection between the two buildings. Located behind the school to the north is an existing play field that is used for youth soccer. The play field extends westward from along the frontage of North West Street to an existing driveway that connects from Boyle Street.

There are 41 designated parking spaces for use by the recreation center located at the western end of the site between adjacent residential row housing to the west and a swimming pool and open space to the east. There are 17 designated parking spaces available for use by school employees located behind the northwest end of the school which is accessed by way of the existing driveway that connects from Boyle Street over to North West Street. Additional cars are typically parked in a paved non-stripped area adjacent to a temporary class room trailer just behind the north side of the school where the secondary entrance is located.

Proposed Building Addition

The applicant proposes to build a 6,364 square foot, 19' tall one-story addition to the existing Durant recreation center with additional parking facilities located on the west and north sides of the existing Durant Center and to areas behind the school.

Construction of the proposed addition will serve two general purposes. First, it allows for interior renovation and space reallocation of interior uses within the existing recreation center to provide additional community meeting space; and second, it provides for an internal connection between the school and recreation center which is intended to provide for shared use of the recreation center by the elementary school during school hours. The following changes are proposed in conjunction with the recreation center addition:

- Relocation of the existing recreation center entrance to provide a new recreation center vestibule lobby entrance located at the southeast corner of the proposed addition.
- Removal of an existing semi-circular sidewalk that loops around from the Cameron Street sidewalk connecting to a pair of existing stairways on the front of the building.
- Removal of the two stairways leading up to the existing of the Durant Center which will be replaced by an elevated patio terrace.
- Addition of a new sidewalk from the existing courtyard plaza located at the front of the school connecting to a new proposed entrance into the Durant Center (a direct pedestrian connection from the sidewalk along Cameron Street will no longer be available).
- Retention of a 24" Oak tree that has been designated for saving, but is located within close proximity to a new proposed sidewalk and portions of the proposed building addition.
- Provision of a secondary access entrance with four doors located along a proposed corridor connection that provides an interior connection between the school and the Durant Center. This addition is located along the existing south building face of the school.
- Provision of three multipurpose rooms along the east side of the existing Durant Center.

The proposed building addition will be appended to the east side of the Durant Center and to the southern frontage of the Jefferson Houston elementary school adjacent to an existing plaza courtyard entrance area that provides access to the school's main entrance.

Site Improvements

The current plan includes a total of 123 parking spaces, more than the number required by the zoning ordinance for the school and recreation center use, and 57 more spaces than are currently on the site. The plan preserves a 30" Oak tree at the rear of the site, which had originally been removed. While the total amount of open space has been decreased, the play facilities, including the basketball court, are not impacted.

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Other proposed changes at the site include demolition of an existing 40' by 40' wood shop and removal of a semicircular sidewalk and steps located at the front of the Durant Center that provide access to the recreation center.

Zoning

The zoning characteristics of the recreation center are shown in the table below.

PROJECT: OSWALD DURANT RECREATION CENTER SUMMARY OF PROPOSED DEVELOPMENT		
Property Address:	1605 Cameron Street	
Total Site Area:	447,967 square feet 10.28 acres	
Zone:	RB/Townhouse and POS/Public Open Space and Community Recreation	
Current Use:	Existing Recreation Center and Elementary School	
Proposed Use:	Recreation Center Expansion	
	<u>Permitted/Required</u>	<u>Proposed</u>
Floor Area	RB zoned area 185,896 sq.ft. [103,878 existing school bldg.] POS zoned area/no limit	6,059 sq.ft. <u>305 sq.ft.</u> 6,364 sq.ft.
FAR	0.75 / RB zoned land No Limit / POS zoned land	0.02 N/A 0.43 total RB zone
Yards	Front RB- 20' POS-no requirement Side/Rear n/a	 60' (addition)
Height	45' - RB zoned area 15' / 30' w/sup - POS zoned area	19' both zones
Open Space	n/a	n/a
Parking	113 total spaces school = 30 spaces recreation center = 83 spaces	123 total spaces

STAFF ANALYSIS:

Staff is supportive of the proposal to expand the building and parking facilities for the Oswald Durant Center. The addition is needed to provide additional meeting space for school and recreation department, which will serve the neighborhood and community. However, staff does have some concerns about the design of the proposed building addition. While the general scale and massing of the proposed building addition is compatible with the existing Durant Center, staff believes some modifications are needed to the design to maintain the entrance element of the center and to preserve and enhance the Cameron Street streetscape.

Building Design

The applicant has proposed relocating the main entrance for the Durant Center by eliminating the two existing stair ways that provide access into the recreation center. The plan calls for providing a terrace along the frontage of the existing Durant Center. This significantly changes the architectural appearance of the building. Staff believes that this is not acceptable design treatment for a public building, particularly this one which represents a piece of Alexandria's mid 20th century architectural history. The building was constructed by the Army in 1942 during the height of World War II as a USO (United Service Organization) club. The architectural vernacular is late Victorian/Colonial Revival. Although it might be possible to change the entrance and maintain architectural integrity, staff believes the current proposed design treatment for an alternative entrance and the resulting design treatment along the frontage of the Durant Center are not successful.

Therefore, staff is recommending that the building front, along Cameron Street, be redesigned to restore the steps. The terrace and handicapped ramp could be incorporated into the steps in a unified element that maintains the architectural integrity of the original building design. As this building is located in the Parker Gray Historic District, it requires Board of Architectural Review approval, and the details of the proposed design revision can be worked out through this design review process.

Parking

The revised development plans provide 57 new parking spaces at the recreation center/school. All except the 17 adjacent to the play field are located on areas that are already paved; those 17 remove some open space. Typically, staff does not support removing open space to accommodate paving for parking spaces. However, staff believes there are several positive benefits to allowing the parking on the open space. The neighborhood has requested that the applicant provide additional parking because there is currently insufficient parking available for some of the activities that occur at the center. The proposed expansion will in no doubt increase the demand for additional parking at the site. Currently overflow parking filters onto adjacent neighborhood streets where few residents have off-street parking resources. The applicant is providing enough parking so that both the school and recreation center comply with off-street parking requirements, plus ten excess spaces.

The additional parking spaces will also serve users of the soccer field. The field is intended for younger age groups, which typically produce a higher parking demand. There is currently little landscaping adjacent to the field; in conjunction with this plan, landscaping will be provided at the west of the field where the proposed parking spaces are located. The landscaping will provide a buffer between the field and the parked cars, and will increase the overall crown coverage in the rear of the site. Staff believes the benefits of providing additional parking and landscaping are more than sufficient to off-set the loss of the open space at the end of the play field.

Parker-Gray District Design Review Board

The applicant had submitted an application to the Parker-Gray District BAR for January 2001. BAR staff deferred the application pending the actions of Planning Commission and City Council. The Board will review mass, height, footprint and architectural character of the proposed addition. The BAR staff believes that the Board will support staff's recommendations for retaining the original entrance.

STAFF: Eileen P. Fogarty, Director, Department of Planning and Zoning;
Kimberley Johnson, Chief, Development;
Gregory Tate, Urban Planner.

CITY DEPARTMENT COMMENTS

Legend: C - code requirement R - recommendation S - suggestion F - finding

Planning and Zoning

- F-1 Property is located in the Parker-Gray Historic District.
- F-2 Application for this project was made to the Board of Architectural Review on December 27, 2000 (BAR#2000-0301 and BAR#2000-0302). BAR Staff has requested additional information to complete the application.
- F-3 BAR Staff has deferred the hearing on this application until after the Planning Commission hearing on the DSUP/Site Plan application. The BAR application is tentatively scheduled for February 14, 2001.
- C-1 Any exterior alterations visible from the public right-of-way requires the review and approval of the Parker-Gray Historic District Board of Architectural Review. This includes the proposed addition, all visible exterior mechanical equipment, as well as any proposed exterior alterations made to the existing building(s). In addition, a Permit to Demolish and/or Capsulate will be required for all areas of the building where more than 25 square feet of building area is to be removed or encapsulated as a result of the proposed work.
- C-2 The removal of the wood shop building (1607 Cameron Street) will require the approval of a Permit to Demolish.

Transportation & Environmental Services:

- C-1 Bond for the public improvements must be posted prior to release of the plan.
- C-2 All downspouts must be connected to a storm sewer by continuous underground pipe.
- C-3 The sewer tap fee must be paid prior to release of the plan.
- C-4 All easements and/or dedications must be recorded prior to release of the plan.
- C-5 Plans and profiles of utilities and roads in public easements and/or public right-of-way must be approved prior to release of the plan.

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- C-6 All drainage facilities must be designed to the satisfaction of T&ES. Drainage divide maps and computations must be provided for approval.
- C-7 All utilities serving this site to be underground.
- C-8 Provide site lighting plan.
- C-9 Plan shall comply with the Chesapeake Bay Preservation Act in accordance with Article XIII of the City's zoning ordinance for storm water quality control.
- C-10 Provide a phased erosion and sediment control plan consistent with grading and construction.
- C-11 The applicant must comply with the City of Alexandria Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line including operation of the HVAC system.

Code Enforcement:

- C-1 New construction must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-2 Alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-3 Any proposed future alterations to the existing structure must comply with the current edition of the Uniform Statewide Building Code (USBC).
- C-4 Before a building permit can be issued on any proposed future alterations, a certification is required from the owner or owner's agent that the building has been inspected by a licensed asbestos inspector for the presence of asbestos (USBC ^[105.10).
- C-5 The developer shall provide a building code analysis with the following building code data on the plan: a) use group; b) number of stories; c) type of construction; d) floor area per floor; e) fire protection plan.
- C-6 A soils report is required to be submitted with the permit application.
- C-7 The addition shall be separated from the existing buildings with fire walls or the means of egress and fire safety of the existing building shall be upgraded to meeting the current requirements of the USBC.

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- C-8 Prior to submission of the Final Site Plan, the developer shall provide a fire flow analysis by a certified licensed fire protection engineer to assure adequate water supply for the structure being considered. See attached guidelines for calculation methodology.
- C-9 A Certificate of occupancy shall be obtained prior to any occupancy of the building or portion thereof, in accordance with USBC 118.0.
- C-10 Additions and alterations to the existing structure and/or installation and/or altering of equipment therein requires a building permit (USBC ^[105.1). Four sets of plans, bearing the signature and seal of a design professional registered in the Commonwealth of Virginia, must accompany the written application (USBC ^[105.5).
- C-11 Required exits, parking, and accessibility within the building for persons with disabilities must comply with USBC Chapter 11. Handicapped accessible bathrooms shall also be provided.
- C-12 Prior to the issuance of a demolition permit or land disturbance permit, a rodent abatement plan shall be submitted to Code Enforcement that will outline the steps that will taken to prevent the spread of rodents from the construction site to the surrounding community and sewers.
- C-13 Prior to submission of the Final Site Plan, the developer shall provide a fire flow analysis by a certified licensed fire protection engineer to assure adequate water supply for the structure being considered. See attached guidelines for calculation methodology.

Health Department:

No comments

Police Department:

Planning and Zoning staff is not recommending this condition because the project site in close proximity to adjacent residential. A 2.0 foot candle lighting level would prove be a tremendous nuisance and impact to nearby residents.

- R-1. Lighting for the parking lot s and common areas is to be minimum of 2.0 foot candles minimum maintained.

Historic Alexandria (Archaeology):

- F-1 Low potential for significant archaeological resources to be disturbed. No archaeological action is required.

GT APPLICATION for
DEVELOPMENT SPECIAL USE PERMIT with SITE PLAN
DSUP # 2000-0041

PROJECT NAME: Oswald Durant Recreation Center

PROPERTY LOCATION: 1605 Cameron Street, Alexandria, VA

TAX MAP REFERENCE: 64.03 Block 1 Lot, Book 688, Pg 681 ZONE: RB & POS

APPLICANT Name: City of Alexandria, Virginia

Address: 301 King Street, Alexandria, Virginia

PROPERTY OWNER Name: City of Alexandria, Virginia

Address: 301 King Street, Alexandria, Virginia

SUMMARY OF PROPOSAL: Construct an addition to the existing recreation center and elementary school connector.

MODIFICATIONS REQUESTED: New paving in rear yard in excess of 50%

SUP's REQUESTED: Community Building in POS zone

THE UNDERSIGNED hereby applies for Development Site Plan, with Special Use Permit, approval in accordance with the provisions of the Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article XI, Section 11-301 (B) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED also attests that all of the information herein provided and specifically including all surveys, drawings, etc., required of the applicant are true, correct and accurate to the best of his knowledge and belief.

G Fulmer L. Collins, II
Print Name of Applicant or Agent
General Services Department
Property & Construction Management Division
100 North Pitt Street, Suite 307
Mailing Street Address

Alexandria, VA 22314
City and State Zip Code

F. L. Collins II
Signature

703-519-6500 x242 703-519-3351
Telephone # Fax #

12/22/00
Date

DO NOT WRITE BELOW THIS LINE - OFFICE USE ONLY

Application Received: _____
Fee Paid & Date: \$ _____

Received Plans for Completeness: _____
Received Plans for Preliminary: _____

ACTION - PLANNING COMMISSION: _____

ACTION - CITY COUNCIL: _____

Oswald Durant Recreation Center

Development Special Use Permit with Site Plan (DSUP) # 2000-0041

All applicants must complete this form.

Supplemental forms are required for child care facilities, restaurants, automobile oriented uses and freestanding signs requiring special use permit approval.

1. The applicant is the (check one):

☐ Owner ☐ Contract Purchaser

☐ Lessee ☐ Other: _____

State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership in which case identify each owner of more than ten percent.

Not Applicable

If property owner or applicant is being represented by an authorized agent such as an attorney, realtor, or other person for which there is some form of compensation, does this agent or the business in which the agent is employed have a business license to operate in the City of Alexandria, Virginia?

☐ Yes. Provide proof of current City business license

☐ No. The agent shall obtain a business license prior to filing application, if required by the City Code.

NARRATIVE DESCRIPTION

2. The applicant shall describe below the nature of the request in detail so that the Planning Commission and City Council can understand the nature of the operation and the use, including such items as the nature of the activity, the number and type of patrons, the number of employees, the hours, how parking is to be provided for employees and patrons, and whether the use will generate any noise. If not appropriate to the request, delete pages 4-7.
(Attach additional sheets if necessary)

The City of Alexandria is preparing to renovate and to construct an addition to the existing recreation center (Oswald Durant Recreational Center) located at 1605 Cameron Street. The addition to the recreational center is integral in the plan for the City to meet the needs of the community and the adjacent public school. The addition will provide much needed community meeting space in the evenings and weekend. The city is proposing additional parking to accommodate the patrons using the facility.

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3. How many patrons, clients, pupils and other such users do you expect?
Specify time period (i.e., day, hour, or shift).

The facility is opened from 9:00 am to 10:00 pm. The number of patrons
varies by scheduled event.

4. How many employees, staff and other personnel do you expect?
Specify time period (i.e. day, hour, or shift).

During the non-summer months, the staff level for the work day is 7. (4 full-time
3 part-time). During the summer months, the staff level for the work day is
9 (6 full-time and 3 partime)

5. Describe the proposed hours and days of operation of the proposed use:

	Day	Hours	Day	Hours
Rec Ctr	-Monday - Saturday	9:00 am - 10:00 pm		
School	- Monday - Friday during school hours			

6. Describe any potential noise emanating from the proposed use:

- A. Describe the noise levels anticipated from all mechanical equipment and patrons.

Only that noise associated with recreational uses inside the building.

- B. How will the noise from patrons be controlled?

Not Applicable

7. Describe any potential odors emanating from the proposed use and plans to control them:

Not Applicable

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8. Provide information regarding trash and litter generated by the use:

A. What type of trash and garbage will be generated by the use?

Normal trash and garbage from a recreational center use. Typical office
trash and trash from special functions (i.e. reception and performance)

B. How much trash and garbage will be generated by the use?

Same as item 8A.

C. How often will trash be collected?

Trash will be collected weekly.

D. How will you prevent littering on the property, streets and nearby properties?

The recreational center staff and school staff will be responsible for
keeping the grounds and structure.

9. Will any hazardous materials, as defined by the state or federal government, be handled, stored, or generated on the property?

☐ Yes. ☒ No.

If yes, provide the name, monthly quantity, and specific disposal method below:

Not Applicable

10. Will any organic compounds, for example paint, ink, lacquer thinner, or cleaning or degreasing solvent, be handled, stored, or generated on the property?

☐ Yes. ☒ No.

If yes, provide the name, monthly quantity, and specific disposal method below:

Not Applicable

11. What methods are proposed to ensure the safety of residents, employees and patrons?

Proper exterior lighting of walkways and parking areas.

ALCOHOL SALES

12. Will the proposed use include the sale of beer, wine, or mixed drinks?

☐ Yes. ☒ No.

If yes, describe alcohol sales below, including if the ABC license will include on-premises and/or off-premises sales. Existing uses must describe their existing alcohol sales and/or service and identify any proposed changes in that aspect of the operation.

Not Applicable

PARKING AND ACCESS REQUIREMENTS

13. Provide information regarding the availability of off-street parking:

- A. How many parking spaces are required for the proposed use pursuant to section 8-200 (A) of the zoning ordinance?

113 parking spaces

- B. How many parking spaces of each type are provided for the proposed use:

106 Standard spaces

13 Compact spaces

4 Handicapped accessible spaces.

 Other.

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- C. Where is required parking located? (check one) ☒ on-site ☐ off-site.

If the required parking will be located off-site, where will it be located:

Not Applicable

Pursuant to section 8-200 (C) of the zoning ordinance, commercial and industrial uses may provide off-site parking within 500 feet of the proposed use, provided that the off-site parking is located on land zoned for commercial or industrial uses. All other uses must provide parking on-site, except that off-street parking may be provided within 300 feet of the use with a special use permit.

- D. If a reduction in the required parking is requested, pursuant to section 8-100 (A) (4) or (5) of the zoning ordinance, complete the PARKING REDUCTION SUPPLEMENTAL APPLICATION.

14. Provide information regarding loading and unloading facilities for the use:

- A. How many loading spaces are required for the use, per section 8-200 (B) of the zoning ordinance? 1 loading space

- B. How many loading spaces are available for the use? 1 loading space

- C. Where are off-street loading facilities located? In the rear of the building

- D. During what hours of the day do you expect loading/unloading operations to occur?

During the hours of 9:00 am - 3:00 pm

- E. How frequently are loading/unloading operations expected to occur, per day or per week, as appropriate?

One per week

15. Is street access to the subject property adequate or are any street improvements, such as a new turning lane, necessary to minimize impacts on traffic flow?

Street access is adequate

#5 DSUP 2000-0041
OSWALD DURANT REC. CTR.**UPPER KING STREET NEIGHBORHOOD
Civic Association**121 Harvard Street
Alexandria, VA 22314
(703) 549-1622
paspencer@aol.com**President**
Peter Spencer**Vice-President**
Dean Troxel**Secretary**
Laura Campbell**Street Representatives****Buchanan**

Mark Williams

Cameron

Roger Lazinsky

Commerce

Sara & Darren Donahue

DukeHeather & Scott
Shay-Peters**Harvard**

Ginny & Jack Ritter

Payne

Hope Gibbs & Bob Lennox

Peyton

Velma & Reuben Allen

PrincePeter Laura &
Kathleen Sheehan**West**

Marylou Whelan

Treasurer

Ashley Spencer

6 February 2001

To: Chairman Hurd and Members of the Planning & Zoning Commission

From: Peter Spencer
for Upper King Street Neighborhood Civic Association

Re: Docket Item #5 Durant Center Renovation S.U.P. # 2000-0041

The Upper King Street Neighborhood Civic Association (UKSNA) supports this Special Use Permit for the renovation of the Oswald Durant Recreation Center, with the conditions recommended in the City staff report.

We also would like to request an additional condition for appropriate display of signs and instructions that indicate the location of the new parking, per the standard language that has been used for this condition in other area projects.

UKSNA representatives have participated in several public meetings held by the applicant to comment on the proposed designs and express concerns about the availability of parking. There also have been strong concerns expressed by residents to implement any additional parking without harming the trees and park space.

As indicated in the staff report, the designers of this project have sought to accommodate these concerns--and are to be commended for doing so successfully. I have heard many positive comments about this project, which suggest it will be a welcome addition to a thriving community center in our neighborhood.

Of course, there will likely be disturbances with the construction, which we will monitor, and the on-going operation of the Center will occasionally bring a parking crunch in the area. It is our hope that a condition for parking directions will help ensure maximum use of the new lot, to which so much attention has been addressed.

Thank you for your consideration of our request.

cc: Gregory Tate, Planning & Zoning

• The Association is bounded, roughly, by Cameron, Duke, Railroad tracks, North and South Payne, and includes the first block of Buchanan Street. •

GT APPLICATION for
DEVELOPMENT SPECIAL USE PERMIT with SITE PLAN
DSU # 2000-0041

PROJECT NAME: Oswald Durant Recreation Center

PROPERTY LOCATION: 1605 Cameron Street, Alexandria, VA

TAX MAP REFERENCE: 64.03 Block 1 Lot, Book 688, Pg 681 ZONE: RB & POS

APPLICANT Name: City of Alexandria, Virginia

Address: 301 King Street, Alexandria, Virginia

PROPERTY OWNER Name: City of Alexandria, Virginia

Address: 301 King Street, Alexandria, Virginia

SUMMARY OF PROPOSAL: Construct an addition to the existing recreation center
and elementary school connector.

MODIFICATIONS REQUESTED: New paving in rear yard in excess of 50%

SUP's REQUESTED: Community Building in POS zone

THE UNDERSIGNED hereby applies for Development Site Plan, with Special Use Permit, approval in accordance with the provisions of the Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED, having obtained permission from the property owner, hereby grants permission to the City of Alexandria to post placard notice on the property for which this application is requested, pursuant to Article XI, Section 11-301 (B) of the 1992 Zoning Ordinance of the City of Alexandria, Virginia.

THE UNDERSIGNED also attests that all of the information herein provided and specifically including all surveys, drawings, etc., required of the applicant are true, correct and accurate to the best of his knowledge and belief.

G Fulmer L. Collins, II
Print Name of Applicant or Agent
General Services Department
Property & Construction Management Division
100 North Pitt Street, Suite 307
Mailing/Street Address

Alexandria, VA 22314
City and State Zip Code

F. L. Collins II
Signature
703-519-6500 x242 703-519-3351
Telephone # Fax #

12/22/00
Date

DO NOT WRITE BELOW THIS LINE - OFFICE USE ONLY

Application Received: _____
Fee Paid & Date: \$ _____

Received Plans for Completeness: _____
Received Plans for Preliminary: _____

ACTION - PLANNING COMMISSION: 02/06/01 RECOMMEND APPROVAL 7-0

ACTION - CITY COUNCIL: 2/24/2001PH -- CC approved the Planning Commission
recommendation.

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CENTER
RECREATION
DURANT
OSWALD